

**10.11. MEDIUM DENSITY MULTIPLE RESIDENTIAL ZONE (R4)****.1 Purpose**

To accommodate multiple residential in medium density housing form.

**.2 Principal Uses, Buildings and Structures**

- (a) Apartment
- (b) Care facility, major in duplex, townhouse or apartment form only
- (c) Duplex
- (d) Group home in duplex, townhouse or apartment form only
- (e) Townhouse

**.3 Secondary Uses, Buildings and Structures**

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

**.4 Site Specific Uses, Buildings and Structures**

- (a) On Lots 1-52, DL 2044, ODYD, Strata Plan KAS2096 (2220 Shannon Ridge Drive): single detached dwellings
- (b) Apartments are prohibited on:
  - i. Lot 40, DL 2044, ODYD, Plan KAP90501 (address unassigned, Hihannah Drive);
  - ii. Lot 38, DL 2044, ODYD, Plan KAP90501 (3404 Sundance Drive);
  - iii. Lot 37, DL 2044, ODYD, Plan KAP90501 (3401 Sundance Drive);
  - iv. DL 2044, ODYD, Plan EPP74050 and EPS4205 (1980 Upper Sundance Drive);
  - v. DL 2044, ODYD, PLAN KAP81826 (2161 Upper Sundance Drive); and
  - vi. Lot A, DL 2044, Plan KAP81833, (2102 Shannon Ridge Drive).

**.5 Regulations Table**

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	1400 m <sup>2</sup> (15,069.5 ft <sup>2</sup> )
(b)	Minimum usable parcel area	980 m <sup>2</sup> (10,548.6 ft <sup>2</sup> )
(c)	Minimum parcel frontage	30.0 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density	1.0 FAR
(e)	Maximum parcel coverage	50%
(f)	Maximum building height:	12.0 m (39.4 ft) to a maximum of 3 storeys except it is 5.0 m (16.4 ft) for accessory buildings and structures
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	

i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft)
iv.	Exterior side parcel boundary	6.0 m (19.7 ft)
v.	A1 Zone or ALR	Subject to Section 3.25 and 3.26

## .6 Other Regulations

- (a) Where side-by-side duplex units or townhouses are subdivided under the *Land Title Act* or *Strata Property Act*, Sections 10.11.5(a), 10.11.5(b), 10.11.5(c) shall not apply provided that each parcel so created contains not less than one half the minimum parcel area, not less than one half the minimum usable parcel area and not less than one half the minimum frontage specified in those Sections, and Section 10.11.5(g)iii. shall not apply.